IN RE: PETITION FOR VARIANCE
S/S Benson Mill Road, 526' NE
centerline of Cedar Grove Road
5th Election District
3rd Councilmanic District
(S/S Benson Mill Road)

Carl W. Nash, Sr. *Petitioner*

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-407-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Carl W. Nash, Sr. The Petitioner is requesting special hearing relief to confirm that the property, which is the subject of this request, is a single buildable lot of record within the spirit and intent of the Baltimore County Zoning Regulations.

Appearing at the hearing on behalf of the special hearing request were Carl William Nash, Sr., owner of the property and Howard L. Alderman, Jr., attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 10.050 acres, more or less, zoned R.C.2. The property is located on the south side of Benson Mill Road in northwest Baltimore County. The property is unimproved at this time. The purpose of the special hearing petition is to establish that one density unit is associated with this 10.050 acre parcel of property. In order to make a finding of this nature a historical review of the property is necessary.

Mr. Alderman submitted into evidence deeds and minor subdivision plats entered into Sevidence as Petitioner's Exhibits 1-10. These exhibits establish a chain of title for the subject property and other property that is affected by this decision.

Testimony and evidence indicated that the 10.050 acre parcel of land, which is the subject of this special hearing petition, was part and parcel of an overall 44.589 acre parcel of property which was created by virtue of a minor subdivision plat filed with in the Baltimore County Land Records in Liber E.H.K., Jr. 41, Folio 110. Said minor subdivision plan was filed August 12, 1977.

Thereafter, on the 27th day of September 1991, a non-density conveyance of 1.701 acres of land was conveyed to David and Carol McKee, which was added onto their existing 2.002 acre parcel of land and home. While this conveyance occurred in 1991, it did not consume any density by virtue of the conveyance of the 1.701 acre parcel to Mr. and Mrs. McKee. The conveyance was simply to add additional land to the property already owned by Mr. and Mrs. McKee.

Thereafter, on October 9, 2001, a 17.788 acre parcel of property was conveyed by Sandra M. Nash, personal representative of the Estate of George Alan Nash, unto Todd and Vandy Harman. This conveyance contained the original house which was situated on the larger tract of land. This conveyance consumed one density unit by virtue of the existing dwelling being located thereon.

Thereafter, the same personal representative, Sandra M. Nash, representing the estate of George Alan Nash, conveyed the property, which is the subject of this special hearing petition, unto Carl W. Nash, Sr. This parcel of property, pursuant to this special hearing request, shall be awarded the remaining one density unit so that a home may be constructed on this property in the future.

The last remaining part of the original 44.589 acre parcel of property was conveyed on July 23, 2001 by Sandra M. Nash, personal representative of the estate of George Alan Nash,

unto Robert E. Nash, the brother of the Petitioner herein. This remaining parcel constitutes 15.050 acres and is currently farmed. It is to be added to the adjacent land owned by Robert E. Nash and farmed in conjunction therewith. Accordingly, there was no conveyance of any density unit with the transfer to Robert E. Nash.

Understanding the purposes of the conveyances that have occurred regarding this property, and the testimony and evidence presented at the hearing, as well as letters of support for this special hearing request entered into evidence as Petitioner's Exhibits 11A and 11B, I hereby find that the parcel owned by the Petitioner herein, Carl W. Nash, Sr. shall have attached to it one density unit allowing Mr. Carl W. Nash, Sr. to construct a single-family dwelling upon this parcel of land.

Inasmuch as the decision made herein has an effect on the property rights of the surrounding property owners, namely, Robert E. Nash, Todd & Vandy Harman, and David & Carol McKee, a copy of this decision shall be mailed to those landowners so that they may be fully apprised that the sole remaining density unit associated with this overall tract of land shall have been awarded to the Petitioner herein, Carl W. Nash, Sr. In the event any of these other property owners have any objection to the finding made herein, they shall have a right of appeal from this Order.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this Land day of May, 2003, that the Petitioner's Request for Special Hearing to confirm that the subject 10.050 acre parcel of property owned by Carl W. Nash, Sr. is a buildable lot of record, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that there shall be no density associated with the transfer of the 15.050 acre parcel of property unto Robert Nash, or the 1.701 acre parcel of land added to

the existing property owned by David and Carol McKee. The 17.788 acre parcel of property transferred to Todd and Vandy Harman shall have one density unit associated with it which has been utilized by the existing single-family dwelling located thereon.

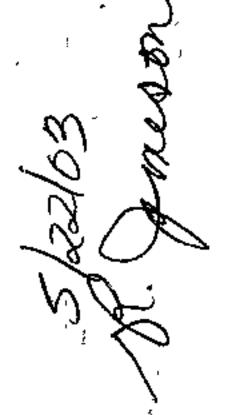
IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

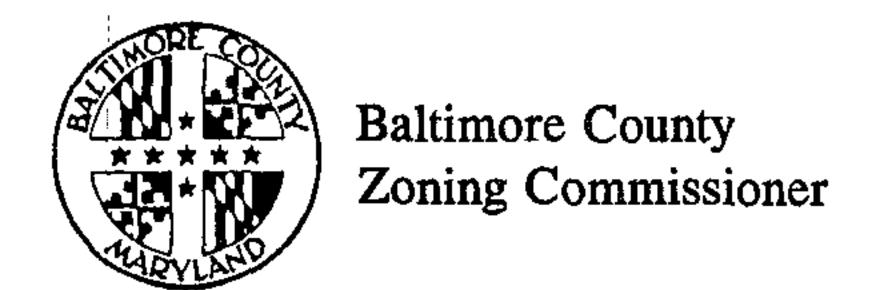
ГІМОТНҮ М. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

May 20, 2003

Howard Alderman, Esquire Levin & Gann 502 Washington Avenue, 8th Floor Towson, Maryland 21204

Re: Petition for Special Hearing

Case No. 03-407-SPH

Property: S/S Benson Mill Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

huthy Kotrow

TMK:raj
Enclosure

Copies to:

Carl W. Nash, Sr. 16709 Cedar Grove Road P. O. Box 652 Sparks, MD 21152

Todd & Vandy Harman 16007 Baconsfield Lane Monkton, MD 21111

David & Carol McKee 2101 Benson Mill Road Sparks, MD 21152

Robert E. Nash 16549 Cedar Grove Road P. O. Box 552 Sparks, MD 21152



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at <u>s/s BENSON MILL ROAD</u> which is presently zoned <u>RC-2</u>

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s):

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A			Carl W. Nash, S	r.	
Name - Type or Print		Ni	ame - Type or Print	2 W. Mas	hosp.
Signature		<u>, </u>	Signature	W. NASH SA	
Address		Telephone No.	Name - Type or Pri		
City	State	Zip Code	Signature		
Attorney For Pet	ítioner:		PO Box 652, 16	709 Cedar Grove Road	410-472-2858
			Address		Telephone No.
Howard L. Alderma	n, Jr., Esquire		Sparks	MD	21152
Name Type or Print	00/	c	ity	State	Zip Code
Signature	Alleder	mf	<u>Representati</u>	ve to be Contacted:	- •
Levin & Gann, PA			Mr. Carl W. Na	sh, Sr.	
Company 502 Washington Av	enue, Suite 800	410-321-0600	Name PO Box 652, 16	709 Cedar Grove Road	410-472-2858
Address		Telephone No.	Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.
Towson	Maryland	21204	Sparks	MD	21152
City	State	Zip Code	City	State	Zip Code
				OFFICE USE ONLY	
2 3			ESTIMATED LEN	TH OF HEARING	
Case No 3-	407-584		UNAVAILABLE FO	R HEARING	
100		R	eviewed ByBR	Date	16/03

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: <u>03-</u> <u>-SPH</u>

Address: Benson Mill Road (700ft s/w Cedar Grove Road)

Legal Owner: Carl W. Nash, Sr.

Present Zoning: RC-2

4 1 1 F

REQUESTED RELIEF:

"why the Zoning Commissioner should" confirm the subject property, conveyed to the current owner by the Estate of George Alan Nash (deceased), as a single, buildable lot of record and for such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:



ZONING DESCRIPTION FOR A 10.050 ACRE PARCEL, BENSON MILL ROAD

BEGINNING AT A POINT ON THE SOUTH SIDE OF BENSON MILL ROAD WHICH IS (RIGHT OF WAY WIDTH UNKNOWN) WIDE AT THE DISTANCE OF 526.18 FEET, NORTHEAST OF THE CENTERLINE OF THE NEAREST INTERSECTING STREET, CEDAR GROVE ROAD WHICH IS (RIGHT OF WAY WIDTH UNKNOWN) WIDE, CONTAINING 10.050 ACRES. LOCATED IN THE 5TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT, ALSO BEGINNING for the same at an iron pin set distant South 73°47'18" West 390.03 feet from the end of the North 68½° East 96.4 perch line of a tract of land conveyed unto ANNABELLE MERRYMAN NASH by deed dated November 30, 1960 and recorded among the Land Records for Baltimore County in Liber 3786, folio 584, said pin also being the same distant from the beginning of the South 68° West 140 perch line, Parcel One "A" of a tract of land conveyed unto COLD BOTTOM FARMS, INC. by deed dated December 31, 1998 and recorded among the aforesaid Land Records in Liber 13582, folio 291, running thence on a portion of said line South 73°47'18" West 308.85 feet, said point being distant North 73°47'18" East 413.56 feet from a stone found at the end of the North 71°35' East 29.4 perch line of the Saving and Excepting Parcel of the aforesaid NASH conveyance; thence with the following line of division now made, North 15°37'22" West 1215.15 feet to a point in or near the centerline of Benson Mill Road; thence with said Road on said NASH outline North 60°30'05" East 400.00 feet to a point in or near the centerline of said Road; thence leaving said Road with the following line of division now made, South 12°08'41" East 25.00 feet to an iron pin set; continuing thence South 12°08'41" East 1285.32 feet to the place of beginning. Containing 10.050 acres of land, more or less.

BEING a portion of all that tract of land conveyed unto **ANNABELLE MERRYMAN NASH** by deed dated November 30, 1960 and recorded among the Land Records for Baltimore County in Liber 3786, folio 584.

REGISTERED PRÓFESSIONAL LAND SURVEYOR NO. 6034

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-407-SPH S/side Benson Mill Road

S/side Benson Mill Road 526 feet northeast centerline

Cedar Grove Road

5th Election District - 3rd Councilmanic District

Legal Owner(s): Carl W. Nash, Sr.

Special Hearing: to confirm the subject property, conveyed to the current owner as a single, buildable lot of record and for such additional relief as the nature as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

Hearing: Wednesday, May 14, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. JT/4/803 Apr. 29

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of	
in the following weekly newspaper published in Baltimore County, Md., once in each ofsuccessive weeks, the first publication appearing on, 20	5/1,2003
once in each ofsuccessive weeks, the first publication appearing on	THIS IS TO CERTIFY, that the annexed advertisement was published
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter	in the following weekly newspaper published in Baltimore County, Md.,
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter	•
☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter	on 4/29/,20 <u>03.</u>
☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter	
☐ Owings Mills Times ☐ NE Booster/Reporter	
□ NE Booster/Reporter	_

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

No. 223333

DATE	3/6/03 ACCOUNT 100/-006-6/50
	AMOUNT \$ 65 00
RECEIVED FROM:	Levin 7 Gonn PA
FOR:	Special Hearing

YELLOW - CUSTOMER

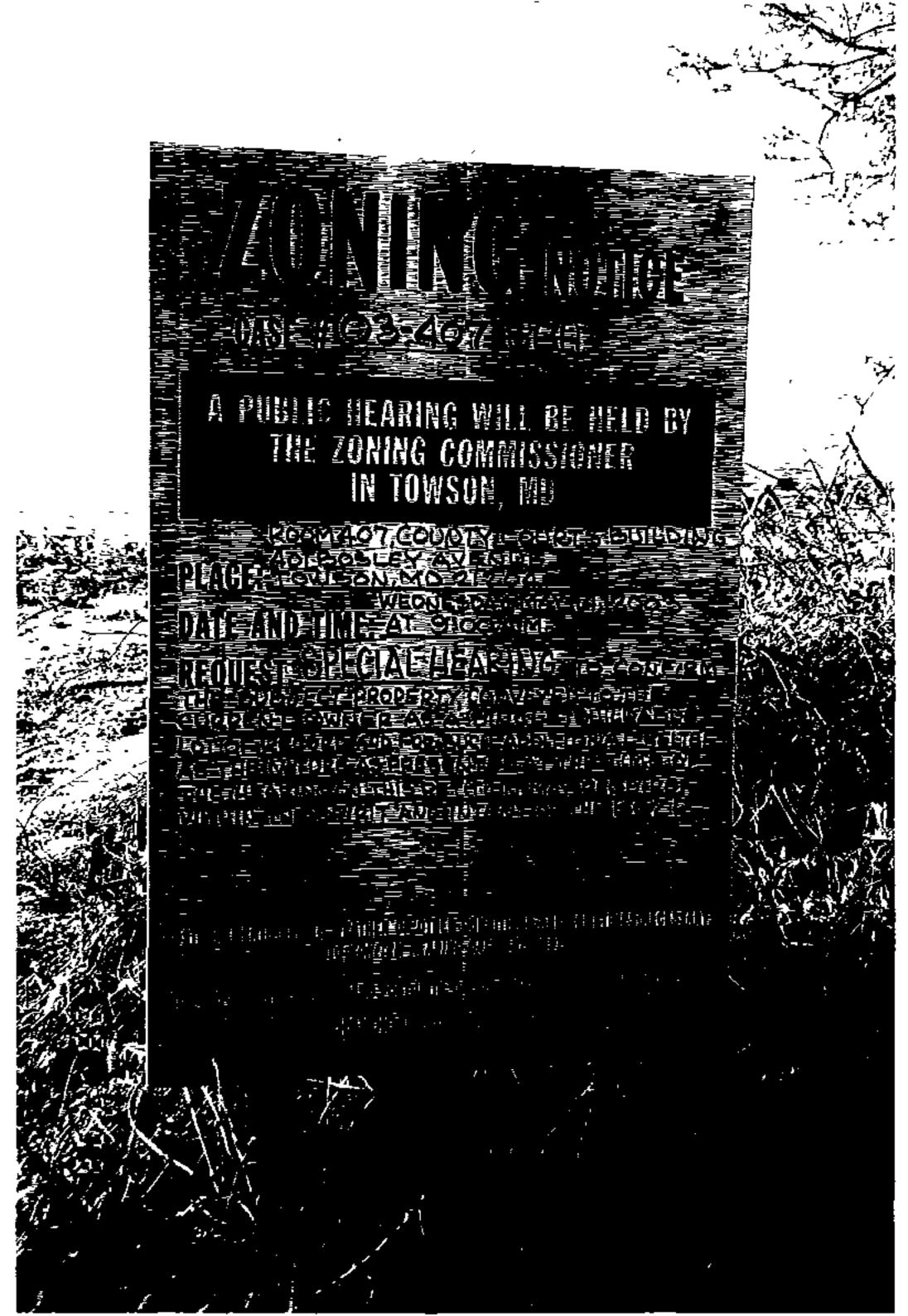
HUSINESS ACTUAL TIME M 1/06/2003 3/06/2003 10:23:25 題 略犯 觚 JEWA JEE >>RUEIPT # 256592 5/06/2003 JELN 5 528 ZONING VERIFICATION Dep (R 10. 022355 Recept Tot \$65.00 65.00 CK 100 CA Baltimore County, Waryland

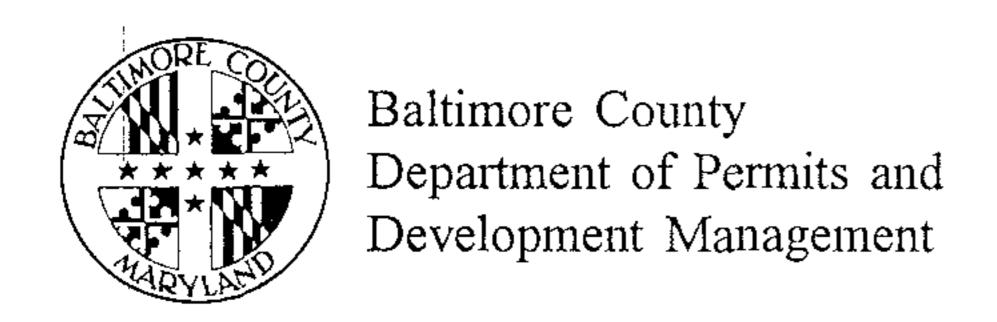
CASHIER'S VALIDATION

CERTIFICATE OF POSTING

	RE: Case No.: 03-402-SPH
	Petitioner/Developer: CARL W, NASH, SIZ
	Date of Hearing/Closing: MAY 14, 2003
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: BECKY WART	
Ladies and Gentlemen: This letter is to certify under	the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property local	ted at BONSON MILL ROOD
526 FEET N.E. CEN	STEPLINE CEDARGROVE
ROAD	
The sign(s) were posted on $AP(211 2)$	8-7003 Month, Day, Year)
	Sincerely, Barland L. Moore (Signature of Sign Poster and Date) GARLAND E. MOORE (Printed Name) 3225 RYERSON CIRCLE (Address) DAUTIMORE, MD. 21227 (City, State, Zip Code) C410) 242-4263 (Telephone Number)







Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

March 25, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-407-SPH

S/side Benson Mill Road

S/side Benson Mill Road 526 feet northeast centerline Cedar Grove Road

5th Election District – 3rd Councilmanic District

Legal Owner: Carl W. Nash, Sr.

Special Hearing to confirm the subject property, conveyed to the current owner as a single, buildable lot of record and for such additional relief as the nature as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

Hearings:

Wednesday, May 14, 2003, at 9:00 a.m. in Room 407, County Courts Bldg.,

401 Bosley Avenue

Arnold Jablon

Director

AJ:klm

C: Howard L. Alderman, Jr., Esq., Levin & Gann P.A. 502 Washington Avenue, Towson, 21204 Carl W. Nash, Sr. PO Box 652, 16709 Cedar Grove Road, Sparks 21152

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 29, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, April 29, 2003 Issue - Jeffersonian

Please forward billing to:

Çarl W. Nash, Sr.

410-472-2858

PO Box 652, 16709 Cedar Grove Rd.

\$parks, MD 21152

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-407-SPH

S/side Benson Mill Road

S/side Benson Mill Road 526 feet northeast centerline Cedar Grove Road

5th Election District – 3rd Councilmanic District

Legal Owner: Carl W. Nash, Sr.

Special Hearing to confirm the subject property, conveyed to the current owner as a single, buildable lot of record and for such additional relief as the nature as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

Hearings:

Wednesday, May 14, 2003, at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

}

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For N	ewspaper Adve	<u>rtising:</u>		
Item N	lumber or Case I	Number:03 407SPH		
Petitio	ner:	Mr. Carl W. Nash, Sr.		
Addre	Address or Location: s/s Benson Mill Road, west of Cedar Grove Road			
PLEA Name		ADVERTISING BILL TO: Carl W. Nash, Sr.		
ł				
Addre	ss:	PO BOX 652, 16709 Cedar Grove Road		
Addre	ss:	PO BOX 652, 16709 Cedar Grove Road Sparks, Maryland 21152		

Revised 2/20/98 - SCJ



Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

May 9, 2003

Howard L. Alderman, Jr. Esq. Levin & Gann, P.A. 502 Washington Avenue, Ste. 800 Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 03-407-SPH, s/s Benson Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 6, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

U. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel Carl W. Nash, Sr., P.O. Box 652, 16709 Cedar Grove Road, Sparks 21152



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.25.03

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 407

召记

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

March 26, 2002

County Office Building, Room 111
Mail Stop #1105

111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.:

 $407 \neq 418, 420 - 430$

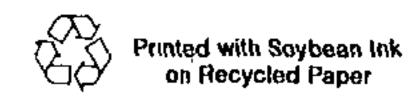
Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:		Arnold Jablon	
FROM	[:	R. Bruce Seeley Res /137	
DATE		May 5, 2003	
SUBJI	ECT:	Zoning Item <u>407</u> Address <u>Benson Mill Road</u>	
	Zoning	g Advisory Committee Meeting of 3/3/03	
,		epartment of Environmental Protection and Resource ents on the above-referenced zoning item.	e Management has no
· · ·	an exte	epartment of Environmental Protection and Resource ension for the review of the above-referenced zoning to which environmental regulations apply to the site	item to determine the
X	_	epartment of Environmental Protection and Resource lowing comments on the above-referenced zoning it	•
		In order to approve a building permit, sewage disportant requirements must be addressed.	sal and well
	Reviev	wer: Sue Farinetti	Date: 4/23/03

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: March 24, 2003
PECE/VED

MAR 2 6 2003

ZONING COMMISSIONER

Zoning Advisory Petition(s): Case(s) 03-407 SUBJECT:

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: April 15, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 3-1, 2003

Item Nos. 407, 408, 410, 411, 412, 414, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, and

430

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING
S/side Benson; S/side Benson Mill Rd, 526'
NE c/line Cedar Grove Road
5th Election & 3rd Councilmanic Districts
Legal Owner(s): Carl W Nash, Sr.
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

* BALTIMORE COUNTY

* 03-407-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Esquire, Levin & Gann, PA, 502

Washington Avenue, Suite 800, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Robert L. Ehrlich, Jr. Governor



Audrey E. Scott Secretary

Florence E. Burtan
Deputy Secretary

Michael S. Steele
Lt. Governor

March 25, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

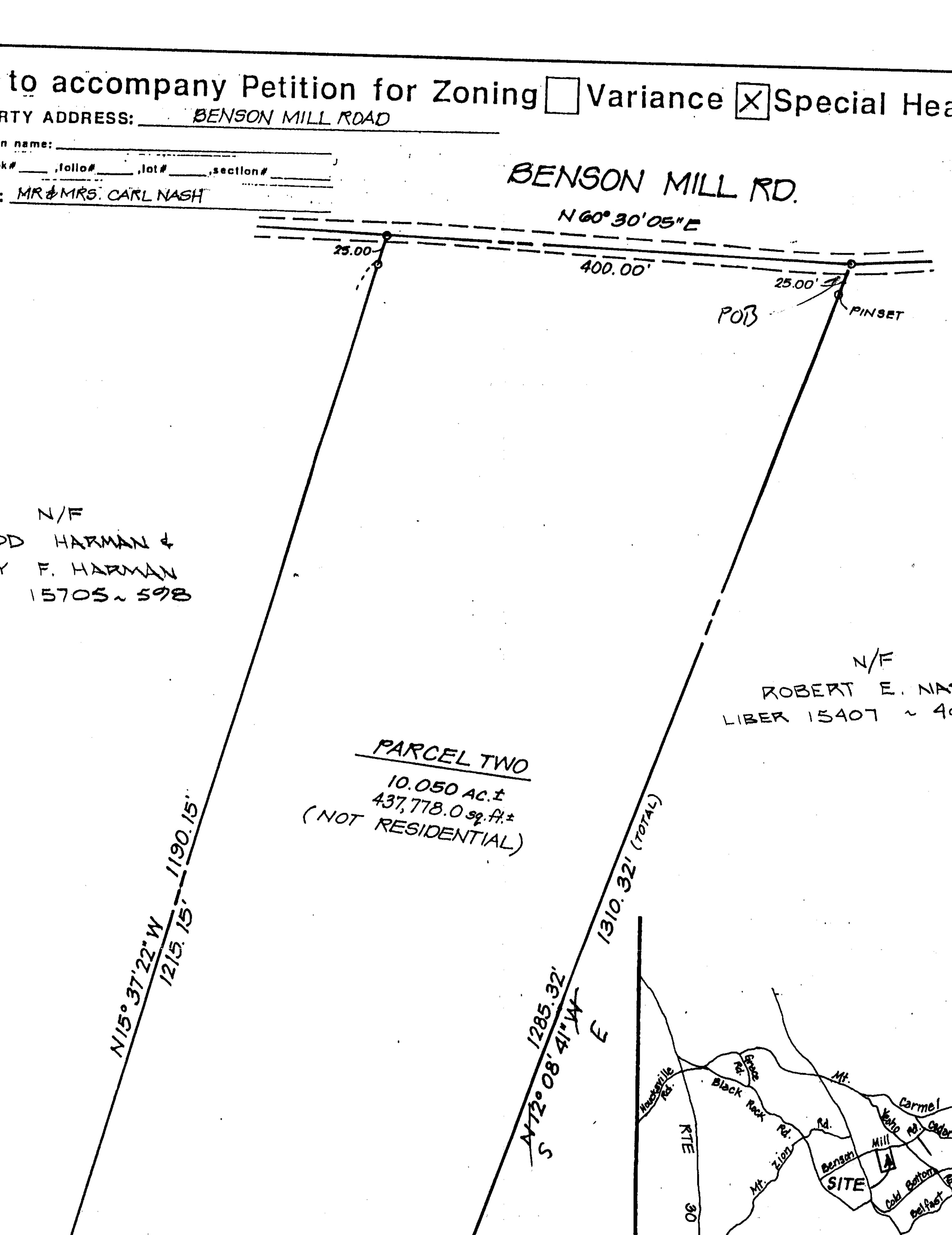
Local Planning Assistance Unit

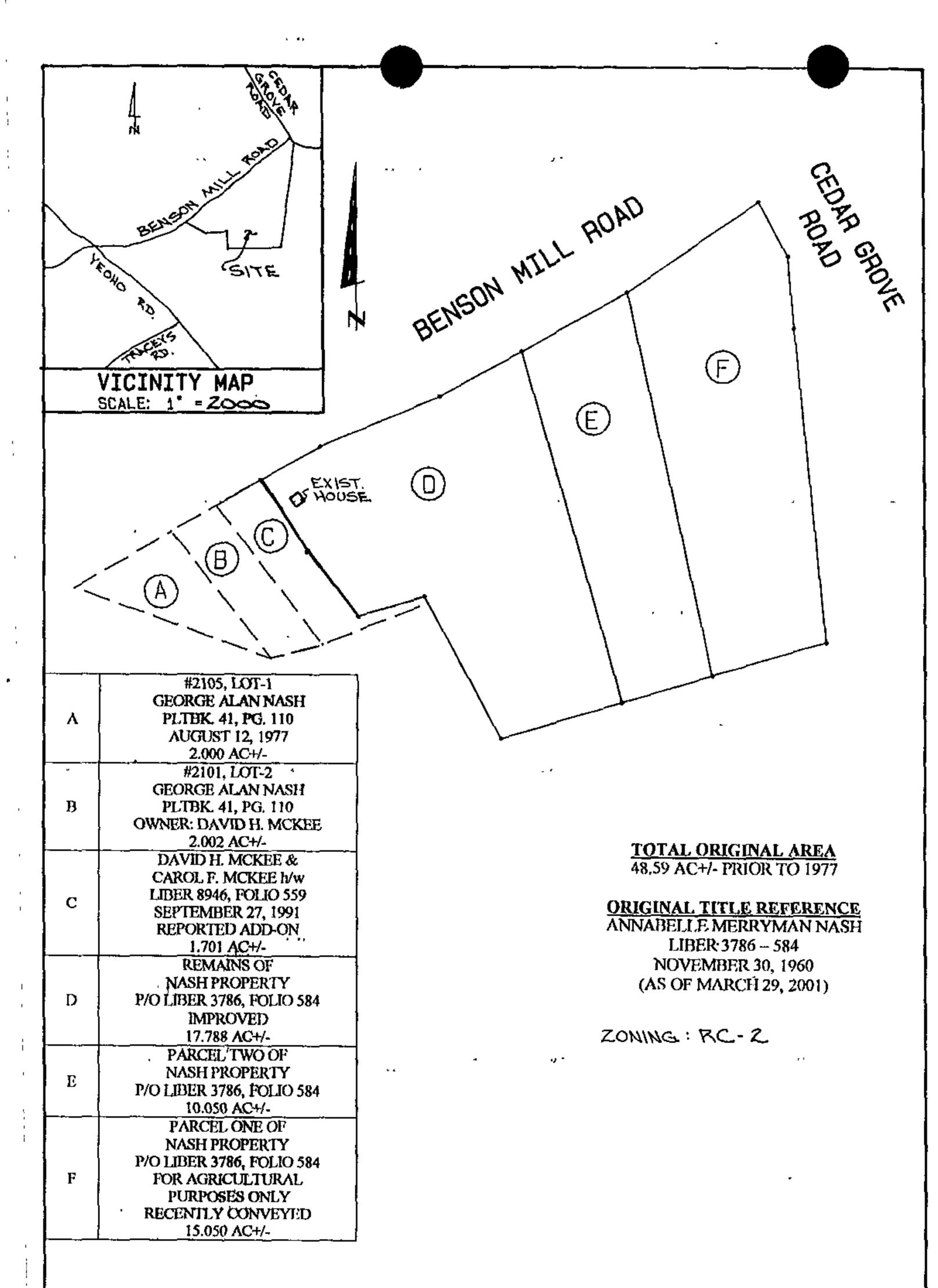
cc: Mike Nortrup

CASE NAME 03-407-SPA CASE NUMBER CARL NASH SR DATE 14 May 03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
CARL WM. NASH SE	16709 Cedar Grave Rd., Po.B.	652 Sparks, Md. 21152 Towsmund 21204	
HOWARD LAWERMAN JA	CEVINOGANU, PA		······································
	502 WASHING TON AVE Suite 80	1008mm 2104	
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R.T.F., INC.

PROFESSIONAL LAND SURVEYORS & PLANNERS

142 EAST MAIN STREET WESTMINSTER, MARYLAND 21157

410-848-2040 FAX# 410-840-8387 410-876-1222

CHECKED BY:	ا با	DATE:1-15.02	
1		DATE:1-15-02	
SCALE: 1" =	_	RTF JOB# 2000-12	

SKETCH OF

NASH PROPERTY

SOUTH SIDE BENSON MILL ROAD 5th ELEC. DIST., BALTIMORE CO., MD



LIBER STEINS PAGE SBA

ORIGINAL DEED



THIS DEED, made this 30 / day of firstinger, 1960, by and

between GEORGE B. P. WARD, JR., of the County of Baltimore, State of Maryland, of the first part, and ANNABELLE MERRYMAN NASH, of the second part:

and other good and valuable consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said George B. P. Ward, Jr. does grant and convey unto the said Annabelle Merryman Nash for and during the term of her natural life, with the powers hereinafter set forth and with remainder over as hereinafter provided upon the death of the said Annabelle Merryman Nash to George Alan Mash, his heirs and assigns, in fee simple, all that lot of ground situate, lying and being in the fifth election District of the said County of Baltimore, State of liaryland, and described as follows, to wit:

EaGINHING for the outlines to include the same at a like stone that original beginning of that lot of land laid out for Isaac Lovell called "Bacon's Hall Enlarged", said stone being the beginning of a deed from Saran J. Brooks, et al, to G. Irvin Brooks and Emily Brooks, dated November 3, 1904, and recorded in Liber W.P.C. No. 284, Folio 109, etc., and running thence as given in said deed the three following courses: South twenty-eight and one-half degrees cust dighteen perches; south four and one-half degrees west five perches; and north sixty-eight and one-half de reas east ninety-six and four-tenths perches, to Erastus Thompson's Road; thence with said Road north seven degrees west seventyeight perches north forty-five degrees west one and eight-tenths perches north twenty-eight and one-half degrees west thirteen and one-eighth perch to Thomas A. Elliott's land; thence with said land and with the County Road the five following courses and distances: South fifty-three and one-half degrees west thirty parches to a large chestnut tree; south lifty-four and one-half degrees west forty-three perches; south sixty-six and one-half degrees west twenty-six perches; south fifty-six and one-half degrees west thirty perches; and south fifty-live degrees west twenty-four perches, to the last line of said land; thence south seventy-four and one-half degrees east fifty perches to the beginning. CONTAINING Fifty-three acres, more or less, EXCEPTING the land conveyed by a deed dated April 2, 1907, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 316, Folio 236, etc., from Reverdy J. Mash to Frederick D. Thompson.

BEING the same lot of ground which by deed dated even herewith, and recorded among the Land Records of Baltimore County immediately prior hereto, was granted and conveyed by Annabelle Herryman Nash, widow, to the Grantor herein.

TOGETHER with the buildings thereupon and the rights, alloys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said Annabelle Merryman Nash for and during the term of her natural life, with full power to the said Annabelle Merryman Nasa to sell, mortgage, lease, or in any manner (except by dill) dispose of or encumber the estate hereby conveyed or any interest therein, including the absolute estate, with the right to dispose of the proceeds of any sale, mortgage or lease thereof in such manner as she may desire, without obligation on the part of the purchase er, mortgagee or lessee to see to the application of such proceeds, the intention being that the said Annabelle Merryman Nash in exercise of said power shall have the right to convey all interest in the said property, both life estate and remainder, and in default of the exercise of said power nerein tranted to her, or as to any interest not disposed of under said power, then with remainder over from and immediately after the death of the said Annabelle Herryman Masn to George Alan Nash, his heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that he are not done or suffered to be done any act, matter or thing whatsoever to enemember the property hereby conveyed; that he will warrant specially the property granted; and that he will execute such further assurances of the same as may he requisite,

WITNESS the hand and seal of the said Crantor.

Witness: George B./P. Mard

STATE OF HARYLAND, COURTY OF BALTIMORE, to wit:

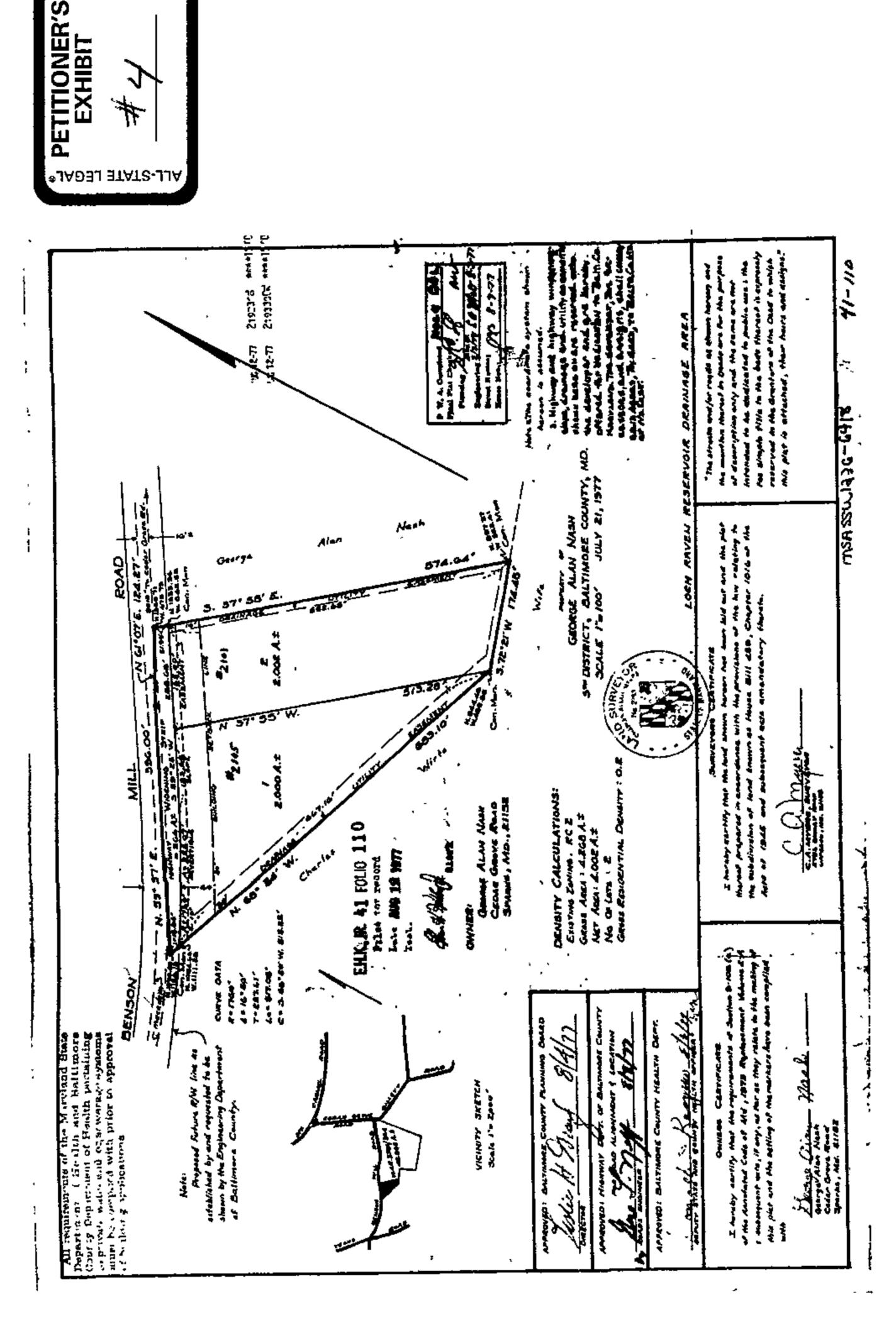
I HERSBY CERTIFY that on this J. day of America, 19.0, before we, the subscriber, a Notary Public of the State of Maryland, pursounlly appeared GEORGE B. P. WARD, JR., the above named Grantor, and he accompiled gad the foregoing used to be als act.

WITNESS my hand and Notarial Scal.

George B. P. Ward, Notary Paulic

Thomas B. P. W. and Fith Schluckery

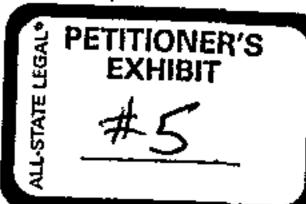
Minor Subdivision Pre 11/25/1979



SKETCH PARCEL "A"

[Fitchett]

[Minor Sub]



LIBER 5 8 1 1 PAGE 7 7 3

THIS DEED made this . day of October, in the year nineteen hundred and seventy-seven, by GEORGE ALAN NASH, of Baltimore County, in the State of Maryland.

Witnesseth, that for and in consideration for the sum of one dollar, and other good and valuable considerations, the said GEORGE ALAN NASH, does hereby grant and convey in fee simple unto THOMAS CLARK FITCHETT and F. MAXINE FITCHETT, his wife, of said County and State, as tenants by the entireties, their personal representatives and assigns, all that lot or parcel of land situate on the South side of Benson Mill Road, in the Fifth Election District of Baltimore County, Maryland, being known and designated as Lot No. 1 on a Plat of the Property of George Alan Nash, which plat is recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 41, Folio 110, containing 2.000 acres of land, more or less, and being a part of the land conveyed to Annabelle Merryman Nash, for and during the term of her natural life, with power to sell, mortgage, lease, etc., by deed from George B.P. Ward, Jr., dated November 30, 1950, and recorded among said Land Records in Liber W.J.R. No. 3786, Polio 584. The said Annaballe Merryman Nash having departed this life on April 12, 1976, without the exercise of the aforementioned powers, and title to said parcel now vests in the said George Alan Nash, remainderman.

Together with the buildings and improvements thereon, and all and singular, the rights, ways, waters, streets and alleys, as now located and used, privileges and appurtenances thereto belonging, or in anywise appertaining, AND ESPECIALLY TOGETHER WITH the right in the grantees, their personal representatives and assigns to the use of the highway widening strip as designated on said plat, contiguous to the front line of the within conveyed lot for ingress and egress to and from the Benson Mill Road, as presently located.

To have and to hold the above described lot or parcel of land unto the said THOMAS CLARK FITCHETT and " MAXINE FITCHETT, his wife, as tenants by entireties, their personal it. it atives and assigns, forever in fee simple.

205264

118ER 5 8 1 1 PAGE 7 7 4

And the said grantor hereby covenants that he will warrant specially the land and premises hereby intended to be conveyed, and further covenants and agrees that he will execute such other and further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

Witness:

Charles O. Fisher, Jr.

George Alan Nash

State of Maryland

County of Carroll

day of October, 1977, before me, a Notary Public of the State of Maryland, in and for Carroll County aforesaid, the undersigned officer, personally appeared GEORGE ALAN NASH, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and Official Seal.

PUBLIC

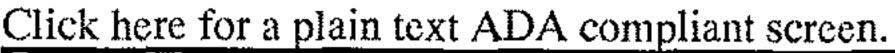
Lorreine B. Hare Notary Public

My commission expires: July 1, 1976

LL-SI IL.

Ren'à for record OCT 10 1977 Per Elmer E. Kahling, Jr., Clerk Receipt No.







Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search**

Account Identifier:

District - 05 Account Number - 1700013152

Owner Information

Owner Name:

FITCHETT THOMAS CLARK

FITCHETT F MAXINE

Use:

RESIDENTIAL

Mailing Address:

2105 BENSON MILL RD

Deed Reference:

Principal Residence:

1) / 5811/ 773

YES

SPARKS MD 21152-9424

Location & Structure Information

Premises Address 2105 BENSON MILL RD Zoning

Legal Description

2.000 AC

1200 NE YEOHO RD

GEORGE ALAN NASH PROPER

Map Grid

Sub District Parcel 161

Primary Structure Built

1978

Subdivision Section

Block

Group Plat No: Lot 81 Plat Ref:

41/110

Special Tax Areas

Town Ad Valorem

Tax Class

Enclosed Area 1,500 SF

Property Land Area 2.00 AC

County Use

04 **Exterior**

Stories

Basement YES

Type STANDARD UNIT

SIDING

\$15,000

Value Information

Base **Value**

Value As Of 01/01/2002

Phase-in Assessments As Of 07/01/2002

As Of 07/01/2003

55,000 124,500

55,000 149,470 179,500 204,470

187,823

196,146

Transfer Information

Seller: NASH ANNABELLE M Type:

Improvements:

Preferential Land:

IMPROVED ARMS-LENGTH Seller:

Land:

Total:

Date: Deed1: / 5811/ 773 Date:

Price: Deed2:

Deed1:

10/10/1977

Price: Deed2:

Price:

Deed2:

Date: Deed1:

Partial Exempt Assessments County State

Class 000 000 000

07/01/2002

Exemption Information

07/01/2003

Tax Exempt: **Exempt Class:**

Municipal

Type:

Seller:

Type:

NO

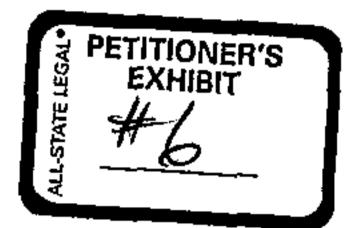
Special Tax Recapture:

* NONE *

P161 LZ

SKETCH PARCEL "B"
[McKee-1977]
[Minor Sub]

110CR 5 8 0 3 PAGE 4 6 5



all that lot(s) of ground

Being known and designated as Lot No. 2 on the plat of property of George Alan Nash, which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 41 folio 110.

BEING a part of all that lot or parcel of land which by Deed dated November 30, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3786 folio 584, was granted and conveyed by George B. P. Ward, Jr. to Annabelle Merryman Nash for life, with full powers to sell, mortgage and convey during her lifetime, and upon her death, unto the said George Alan Nash, Grantor herein.

The maid Annabelle Merryman Nash departed this life on or about April 12, 1976.

1388580311.466

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging of in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said DAVID HUNTER MCKEE and CAROL F. McKEE, his wife, as tenants by the entireties, their assigns, the survivor of them, the heirs and assigns of the survivor, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any sender shall be applicable to all genders.

Witness the hand(s) and scal(s) of the said grantor(s):

WITNESS: Mildred E. Pearce	George Alan Nach	Mach Iscall
<u> </u>		[Seal]
State of Maryland, Balitimore County	- , TO WIT:	

I HEREBY CERTIFY, that on this - - 17th - - - day of September, - - - - - 19 77 before me, a Notary Public of the State aforesaid, personally appeared GEORGE ALAN NASH, Grantor,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledge that he executed the same for the purposes therein contained.

WITNESS by hand and Notarial Scal.

Mildred E. Pearce, Notary Public

and a for resord SEP 19 1977 = 9159A:

Per Elmon II. Kahilino, Jr., C. Margommission espires. July 1, 1978

Mail to Royston, Insulland de Inc. Com.

Receipt No. 8 1.00

. } :

1000







Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search**

Account Identifier:

District - 05 Account Number - 1700013153

Owner Information

Owner Name:

MCKEE DAVID HUNTER

MCKEE CAROL F

Use:

RESIDENTIAL

Mailing Address:

2101 BENSON MILL RD SPARKS MD 21152-9424

Sub District

Deed Reference:

Principal Residence:

1) / 5803/ 465

YES

Location & Structure Information

Premises Address 2101 BENSON MILL RD

Zoning

Legal Description

2.002 AC

1548 NE YEOHO RD

GEORGE ALAN NASH PROPER

Grìd

Parcel

161

Primary Structure Built

1978

Map

Town

Section Block

Lot Group Plat No: 81 Plat Ref:

41/110

Special Tax Areas

Ad Valorem Tax Class

Enclosed Area 1,344 SF

Subdivision

Property Land Area 2.00 AC

County Use 04

Stories

Basement YES

Type STANDARD UNIT **Exterior** SIDING

Value Information

Base Value

Value As Of 01/01/2002

As Of 07/01/2002

Phase-in Assessments As Of 07/01/2003

Land: Improvements: Total:

Preferential Land:

55,000 86,970 141,970

55,000 104,280 159,280

147,740

153,510

Transfer Information

Seller: NASH ANNABELLE M

Type: IMPROVED ARMS-LENGTH Seller:

Date:

09/19/1977 **Deed1:** / 5803/465 Price: \$15,000

Date:

Deed1:

Price: Deed2:

Deed2:

Date: Deed1: Price: Deed2:

Exemption Information

Partial Exempt Assessments County State Municipal

Class

000

000

000

07/01/2002

07/01/2003

Tax Exempt: **Exempt Class:**

Type:

Seller:

Type:

NO

Special Tax Recapture:

* NONE *

Parcel 348

SKETCH PARCEL "C"
[McKee-1991]
[Unimproved]

* •



LINER 3 9 4 6 PAGE 5 5 9

THIS DEED, Made this 27th day of September, in the year one thousand mine hundred and minety-one, by and between GEORGE ALAN NASH, of Baltimore County, State of Maryland, party of the first part, and DAVID H. MCKEE and CAROL F. McKEE, his wife, parties of the second part.

WITHUSSAIN. That is consideration of the sum of SIX THOUSAND 13.00 HUNDRED DOLLAIS AND 00/100 (\$6,500.00), and other good and valuablex JY.50 32.50 considerations, the receipt whereof is hereby acknowledged, the said partup 5.00 of the first part, does grant and convey to the said parties of hippsecond 0# 23.00 part, as tenants by the entireties their assigns, the survivor of them, and 83.*00* unto their survivor's personal representatives and assigns, in fee simple, 0 # all that lot of ground situate, lying and being in Baltimore County 105 802 110:55 10/22/91 of Maryland, and described as follows, that is to say:

BEGINNING for the same at a pipe heretofore set at the mortheasterly corner of Lot Two as shown on a plat entitled, "PROPERTY OF GEORGE ALAN HASH", recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr., No. 41 folio 110, thence binding on the line of division between the easterly line of said lot two and lands of George Alan Nash, with the bearings contained herein being based on the bearings shown on the aforementioned subdivision plat; (1) South 37 degrees 55 minutes 00 seconds East 552.65 feat to a rebar and cap now set at the southeasterly corner of said lot two and in the fifth line of that parcel or tract of land conveyed by a Deed dated April 2, 1907 from Renerdy J. Nash, and Lilia B. Mash, his wife, and Elizabeth J. Wheeler, mortgages to Frederick D. Thompson recorded among the aforesaid land records in Liber No. 316 fllo 236; thence binding reversely on said fifth line, being the line of division between George Alan Nash, aforesaid and lands of Charles E. Wirtz, (2) North 72 degrees 21 minutes 00 seconds East 330.45 feet to a rebar and cap now set at the end of said fifth line, said rebar and cap lying North 27 degrees 15 minutes 30 seconds West 499.86 feet from a stone heretofore set at the beginning of the fourth line of the lastly mentioned conveyance; thence running for new lines of division through and across the lands of George Alan Mash the following seven courses and distances viz: (3) North 27 degrees 15 minutes 30 seconds Nest 26.74 feet to a rebar and cap now set; thence (4) South 74 degrees 20 minutes 00 seconds Hast 226.44 feet to a rebar and cap set; thence (5) North 36 degrees 36 minutes 46 seconds West 274.09 feet to a rebar and cap now set; thence (6) North 31 degrees 47 minutes 25 seconds West 264.74 feet to a rebar and cap now set; thence continuing this same direction, (7) North 31 degrees 47 minutes 25 seconds West 17.50 feet to a point in the northerly outlines of lands of Wash aforesaid; thence binding on said outline, (8) South 61 degrees 07 minutes QQ seconds West 143.49 feet to a point; thence (9) South 37 degrees 55 minutes 00 seconds Bast 21.99 feet to the point beginning hereof, containing 1.701 acres of land, more or less, as surveyed by Highland Survey Associates. Inc., in March, 1991.

BEING a part of that tract or parcel of land conveyed by a deed dated November 30, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3786 folio 584, from George B.P. Ward, Jr., and Annabelle Merryman Mash for and during the term of her natural life, with remainder over upon her death to George Alan Mash. Annabelle Merryman Mash having departed this life on or about April 12, 1976.

RECEIVED FOR TRANSFER
State Department of
Assumments & Taxotion

for Dalamore County

المنطقة المنطقة

MCRICULTURAL TRANSPER "
ROT APPLICABLE
SIGNATURAL DAVE DAVE DE 22 - 4

GA COOL YOFM WAY

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LIBER 8 9 4 6 PAGE 5 6 0

TO HAVE AND TO HOLD the said described parcel of land and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and unto such survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITHESS the hand and seal of said Grentor.

WITHESS:

May M Nine

Seorge Alan Nash

STATE OF MARYLAND, COUNTY OF Buttonice, to wit:

I HEREBY CERTIFY, That on this $\chi \eta$ day of September, 1991, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared George Alan Nash, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence algred and sealed the same.

IN WITHESS WHEREOF, I hereunto set my hand and official seal.

Motar

Notary Public

My commission expires: 3-1-92

This is to certify that the within instrument has been prepared under the surpervision of the undersigned Maryland attorney.

Jerry Z. Sopher

JSS/ct/2857D
PLEASE RETURN TO:
CONTINENTAL TITLE COMPANY, INC.
913 South Charles Street
Baltimore, Maryland 21230
File No. C-7986-91
1.7 acres, Benson Mill Road



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go Back View Map New Search

Plat No:

Plat Ref:

Account Identifier:

District - 05 Account Number - 2200009419

Owner Information

Owner Name:

MCKEE DAVID H

MCKEE CAROL F

Use:

RESIDENTIAL

Mailing Address: 21

2101 BENSON MILL RD

SPARKS MD 21152-9424

Deed Reference:

Principal Residence:

NO 1) / 8946/ 559

2)

Location & Structure Information

Premises Address
BENSON MILL RD

Zoning

Legal Description

1.701 AC

SS BENSON MILL RD

2500FT SW CEDAR GROVE RD

Map Grid Parcel Sub District Subdivision Section Block Lot Group
27 3 348 81

Special Tax Areas

Ad Valorem

Tax Class

Primary Structure Built Enclosed Area Property Land Area County Use
0000 1.70 AC 04

Stories Basement Type Exterior

Value Information

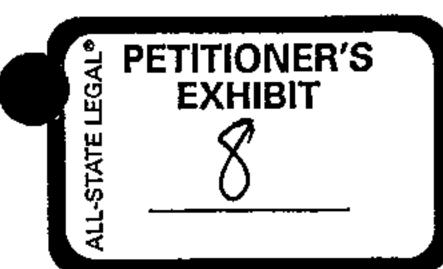
Base Phase-in Assessments Value **Value** As Of As Of As Of 01/01/2002 07/01/2002 07/01/2003 Land: 6,800 6,800 Improvements: Total: 6,800 6,800 6,800 6,800 Preferential Land:

Transfer Information

Seller: NASH GEORGE ALAN 10/22/1991 Date: **Price:** \$6,500 IMPROVED ARMS-LENGTH Type: Deed1: /8946/559 Deed2: Seller: Price: Date: Type: Deed1: Deed2: Seller: Date: Price: Type: Deed1: Deed2:

Exemption Information

SKETCH PARCEL "D" [Harman-2001] [1 Dwelling]



0015705 598

This Deed, MADE THIS 9th day of October in the year Two Thousand One by and between Sandra M. Nash, Personal Representative of the Estate of George Alan Nash, deceased, parties of the first part, and Todd A. Harman and Vandy F. Harman, parties of the second part.

WHEREAS, by Letters of Administration from the Register of Wills of Baltimore, Maryland, issued in the estate of the decedent, Estate Number 114142, the parties of the first part, appointed Personal Representative for the decedent's estate and so acting on the date of this Deed, and

WHEREAS, the parties of the first part as Personal Representative validly seized and possessed of all lands hereinbelow conveyed.

Witnesseth, That in consideration of the sum of Two Hundred Sixty Thousand Dollars and NO Cents (\$260,000.00), the receipt of which is hereby acknowledged, the said Sandra M. Nash, Personal Representative of the Estate of George Alan Nash, do grant and convey to the said parties of the second part, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives/successors and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

· 中国大学的《大学》中的大学的《大学》是《大学》是《大学》中的《大学》中的《大学》的《大学》中的《大学》中的《大学》中的《大学》中的《大学》中的《大学》中的《

BEING a portion of the same parcel of ground which by deed dated November 30, 1960 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 3786, folio 584 was granted and conveyed by George B.P. Ward, Jr.

** SEE POWER OF ATTORNEY dated 10/2/200 and intended to be recorded simultaneously herewith and immediately prior hereto, wherein the said Vandy F. Harman appointed Todd A. Harman her lawful Attorney-in-Fact.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

Eduard / Bul-

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives/successors and assigns, in fee simple.

0015705 599

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:	0
	SANDRA M. NASH, Personal Representative of the Estate of George Alan Nash
	TODD A. HARMAN (SEAL)
	VANDY F. HARMAN, by and through TODD A. HARMAN, her Attorney-in-Fact
STATE OF MARYLAND, COUNTY OF 1	BALTIMORE, to wit:

I Hereby Certify, That on this 9th day of October in the year Two Thousand One, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore, personally appeared SANDRA M. NASH, Personal Representative of the Estate of George Alan Nash, deceased and TODD A. HARMAN and VANDY F. HARMAN, byand through TODD A. HARMAN, her Attorney-in-Fact, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal-

and the first of the state of t

My Commission Expires:

Record and return to:

Mr. & Mrs. Todd A. Harman 2019 Benson Mill Road Sparks, Maryland 21152

File Number: 8420PCRBEL

EXHIBIT A

0015705 600

ALL that lot or tract of ground situate on the Southeast side of Benson Mill Road, in the Fifth Election District of Baltimore County, Maryland, and described as follows:

BEGINNING FOR THE SAME at a stone found at the beginning of the North 27' 30' West 7/25 perch line of the Saving and Excepting Parcel as recorded in Liber WPC No. 316, folkio 236 of a tract of land conveyed unto ANNABELLE MERRYMAN NASH by Deed dated November 30, 1960 and recorded among the Land Records of Baltimore County in Liber No. 3786, folio 584, said stone also being at the beginning of the North 27~ 15" 30" West 499.86 foot line of a tract of land conveyed unto COLD BOTTOM FARMS, INC. by Deed dated December 31, 1998 and recorded among the aforesaid Land Records in Liber No. 13582, folio 291, running thence on said line North 28~ 30' 00" West 500.47 feet to an iron pin found; continuing thence North 28~ 30' 00" West 26.67 feet to an iron pin found at the beginning of the South 74~ 20' 00" West 26.67 feet to an iron pin found at the beginning of the South 74~ 20' 00" West 226.44 foot line of a tract of land conveyed unto DAVID H. McKEE and CAROL F. McKEE, his wife, by Deed dated September 27, 1991 and recorded among the aforesaid Land Records in Liber No. 8946, folio 559, thence with said McKEE outline South 73~ 06' 07" West 226.44 feet to an iron pin found; thence North 37~ 52' 42" West 274.01 feet to an iron pin found; thence North 33~ 03' 00" West 264.79 feet to an iron pin found; continuing thence North 33~ 03' 00" West 17.50 feet to a point on the South edge of the existing paving of Benson Mill Road; thence with said Road and with the aforesaid NASH outline North 59~ 51' 25" East 227.24 feet to a point on the South edge of said road; thence North 66~49' 02" East 429.00 feet to a point in or near the center line of said Road; thence leaving said road with the following line of division now made. South 15~ 37' 22" East 1215.15 feet to a point on the North 68 1/2 ~ East 96.4 perch line of the aforesaid NASH conveyance thence on said line reversely South 73~ 47' 18" West 413.56 feet to the place of beginning. Containing 17.78 acres of land, more or less.

Parcel I.D. No. 05-14-000050

State of Maryland Land Instrument Intake Sheet Baltimore City County: Baltimore County Information provided is for the use of the Clerk's Office, State Department of

00|15705 60||1

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Type(s)	Type or Print in Black Ink Only - All Copies Must Be Legible) (18 Check Box If Addendom Make Formula Attached)						
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or among marcards	3 Deed of Trust	Mortgage	1 OtherPOA	Other			1,300.00
2 Conveyance Type		Lease	4 ASST.				11365.66
Check Box	Arm-Length[1]	Unimproved Sale	h		n Arms- Reps	SHUS Rept:	\$ 3c27
3 Tax Exemptions	Recordation	Arms-Length[2]	Arms-Lengtl	n(3) Leng	th Sale[9] 5	of the second	4876
(if applicable)	State Transfer					-	17:12 au
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Contact/Mail	Name: FILE: 8420PCRBEL						
Information	Firm: The Fountainhead Title Group Hold for Pickup					,	
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	Bel Air, MD 2101	\	(410)	879-5940		Return Address	Provided
,	11 IMPORTANTE BOTT	THE ORIGINAL	DEED AND A P	HOTOCOPY M	USTACCOMP	ANY EACH TE	LANSFER
	Yes X No will the property being conveyed be the grantee's principal residence?						
	Assessment Yes X No Does transfer include personal property? If yes, identity: Information						
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State of Maryland Land Instrument Intake Sheet Baltimore City County: Baltimore County

The addendum form should be used when one transaction involves more than two instruments. Each instruments should be itemized in accordance with Section No. 1 of the Intake Sheet.

	(Type or I	Print in Black Ink O	nly - Ali	Copies Must B	e Legible)	FILE: 8420PC	RBEL
3 5	Amount of Fees	Doc. 3		Doc. 4	Docs	Doc.	6
(Continued)	Recording Charge	\$ 20.0	0 \$	20.00	\$	\$	32 U-3333333
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Go Back View Map New Search

STR

Account Identifier:

District - 05 Account Number - 0514000050

Owner Information

Owner Name:

Mailing Address:

HARMAN TODD A

HARMAN VANDY F

Use:

AGRICULTURAL

16007 BACONSFIELD LANE MONKTON MD 21111-1540

Deed Reference:

Principal Residence:

YES 1) /15705/ 598

2)

Location & Structure Information

Premises Address 2019 BENSON MILL RD Zoning

Legal Description

17.788 AC

SS BENSON MILL RD

2500FT SW CEDAR GROVE RD

Grid Map **Sub District** Parcel Subdivision Section Block Group Plat No: Lot Plat Ref:

Special Tax Areas

Ad Valorem

Town

Tax Class

Enclosed Area Property Land Area County Use 736 SF 33 17.79 AC

1981 **Stories Basement** Exterior Туре YES STANDARD UNIT SIDING

Value Information

Phase-in Assessments Value Base Value As Of As Of As Qf PREFERENTIAL LAND VALUE 01/01/2002 07/01/2003 07/01/2002 INCLUDED IN LAND VALUE Land: 56,080 56,080 Improvements: 41,430 64,150 Total: 97,510 120,230 112,656 105,083 Preferential Land: 6,080 6,080 6,080 6,080

Transfer Information

Seller: NASH GEORGE ALAN Type:

IMPROVED ARMS-LENGTH

Primary Structure Built

Date: Dee

10/30/2001

Price:

\$260,000

SKETCH PARCEL "E" [Carl Nash, Sr.-2001] [Unimproved/Subject Prop]

PETITIONER'S
EXHIBIT

part, Grantee.

the year two thousand one, by and between SANDRA M. NASH,

Personal Representative of the Estate of GEORGE ALAN NASH,

party of the first part, Grantor, and CARL W. NASH, SR., of

Baltimore County, State of Maryland, party of the second

WHEREAS, GEORGE ALAN NASH, died on November 24, 2000 in Baltimore County, State of Maryland, and did pursuant to his Last Will and Testament, appoint SANDRA M. NASH, as Personal Representative of his Last Will and Testament, and having been duly appointed by the Orphans' Court for Baltimore County as Personal Representative on December 5, 2000 under Estate No. 114142, and acting in such capacity, does grant and convey as Personal Representative of the Estate of GEORGE ALAN NASH, FOR NO CONSIDERATION, to CARL W. NASH, YSR., his heirs, personal representatives and assigns forever, in fee simple, all of that lot or tract of ground situate on the Southwest side of Cedar Grove Road and the Southeast side of Benson Mill Road, in the Fifth Election District of Baltimore County, Maryland, and described as follows:

LAW OFFICES OF HENRY W. STEWART, P.A. 200 COURTLAND AVE. TOWSON, MD 21204

BEGINNING for the same at an iron pin set distant South 73 degrees 47'18" West 390.03 feet from the end of the North

REVIEWED SDATE

Agricultural Transfer Tax Not Applicable - Letter of Intent

Signature CR

Date 7/05/01

68 1/2 degrees East 96.4 perch line of a tract of land conveyed unto ANNABELLE MERRYMAN NASH by deed dated November 30, 1960 and recorded among the Land Records for Baltimore County in Liber 3786, folio 584, said pin also being the same distant from the beginning of the South 68 degrees West 140 perch line, Parcel One "A" of a tract of land conveyed unto COLD BOTTOM FARMS, INC. by deed dated December 31, 1998 and recorded among the aforesaid Land Records in Liber 13582, folio 291, running thence on a portion of said line South 73 degrees 47'18" West 308.85 feet, said point being distant North 73 degrees 47'18" East 413.56 feet from a stone found at the end of the North 71 degrees 35' East 29.4 perch line of the Saving and Excepting Parcel of the aforesaid NASH conveyance; thence with the following line of division now made; North 15 degrees 37'22" West 1215.15 feet to a point in or near at the centerline of Benson Mill Road; thence with said Road on said NASH outline North 60 degrees 30'05" East 400.00 feet to a point in or near the centerline of said Road; thence leaving said Road with the following line of division now made, Sousth 12 degrees 08'41" East 25.00 feet to an iron pin set; continuing thence South 12 degrees 08'41" East 1285.32 feet to the place of beginning. Containing 10.050 acres of land, more or less.

BEING a portion of all that tract of land conveyed unto ANNABELLE MERRYMAN NASH by deed dated November 30, 1960 and recorded among the Land Records for Baltimore County in Liber 3786, folio 584.

TOGETHER, with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

and premises above described and mentioned, and hereby intended to be conveyed, together with the rights privileges, appurtenances and advantages thereto belonging

LAW OFFICES OF
HENRY W. STEWART, P.A.
200 COURTLAND AVE.
TOWSON, MD 21204

or appertaining, unto and to the proper use and benefit of CARL W. NASH, SR:, his heirs, personal representatives and assigns, forever in fee simple.

AND the said party of the first part does hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed and that she will warrant specially the property hereby granted, and that she will execute such further assurances of the same as may be requisite.

No title search has been requested and the information provided in this Deed has been furnished solely on the information provided from the prior Deed.

Witness the hand and seal of the said Grantor.

TEST:

SANDRA M. NASH

Personal Representative

of the Estate of GEORGE ALAN NASH

LAW OFFICES OF
HENRY W. STEWART, P.A.
200 COURTLAND AVE.
TOWSON, MD 21204

00m3407 40m

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

As Witness my hand and Notarial Seal.

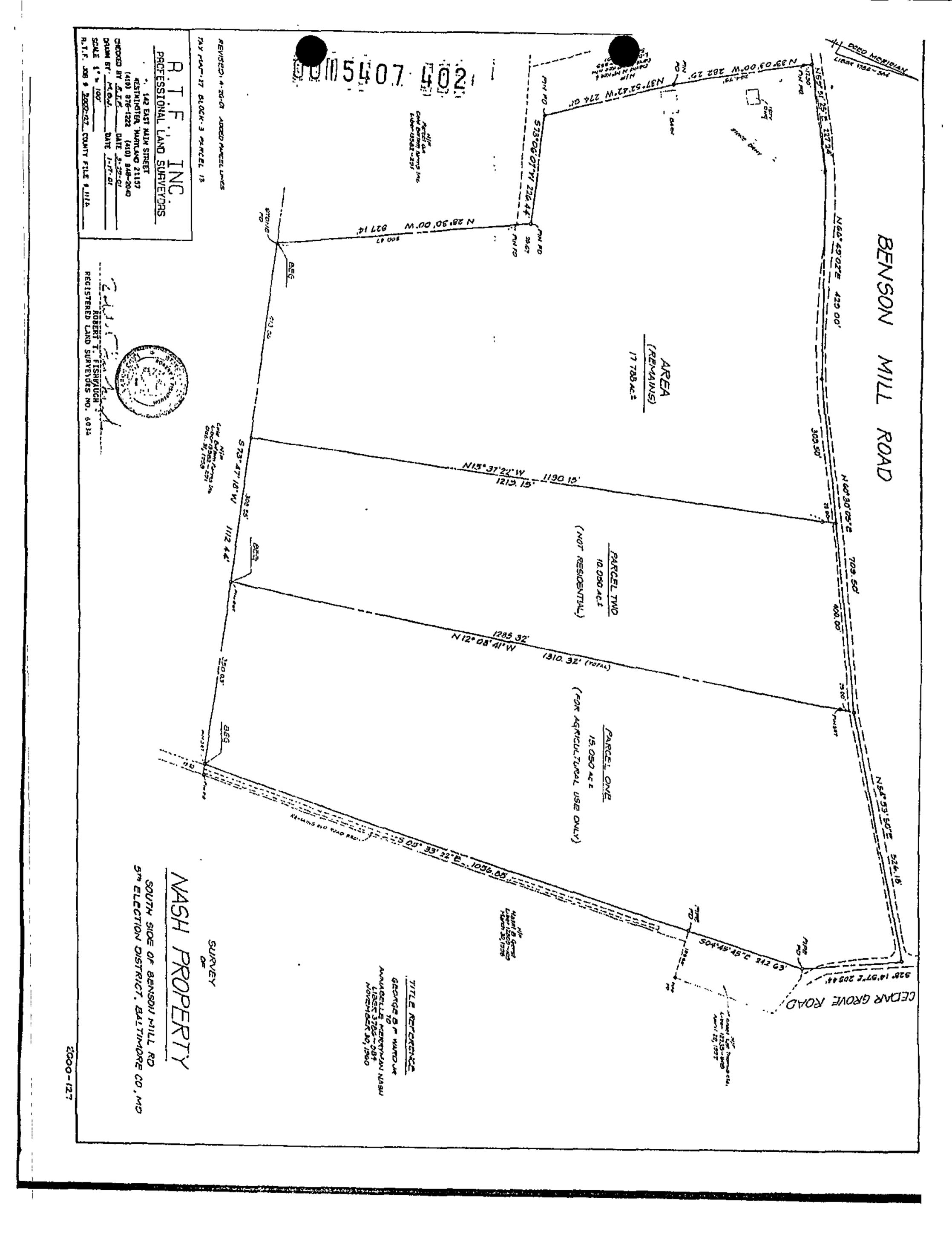
Notary Public

My Commission Expires:

I DO HEREBY CERTIFY, that the above Deed was prepared by the undersigned Maryland attorney.

HENRY W. STEWART

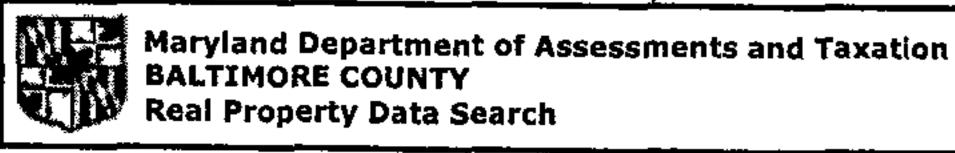
LAW OFFICES OF HENRY W. STEWART, P.A. 200 COURTLAND AVE. TOWSON, MD 21204



UDIII5407.403

Clerk Recording Velidation State of Maryland Land Instrument Intake Sheet □ Baltimore City □ County: _ BALTION OF A Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only. (Type or Print in Black Ink Only — All Copies Must Be Legible) IHEFTO SURE \$ 5.**0** (L Check Box if Addendum Intake Form is Attached.) Type(s) RECORDING FEE 20.88 of Instruments Doed 25.的 Mortgage Other Other Deed of Trust Rcpt # 89664 Lease |Conveyance Type| Improved Sale Blk # 2940 Unimproved Sale Multiple Accounts Not an Arms-Check Box Arms-Length /1/ Arms-Length [2] **蛇:19** m Arms-Length [3] Length Sale 191 Tax Exemptions Recordation (if Applicable) State Transfer Cite or Explain Authority County Transfer TRANSFOR DUI LAST WILL & JUST AMENTO TRANSFOR ALL LAST WILL TUSTAME Consideration Amount Finance Office Use Only Purchase Price/Consideration \$ Consideration Transfer and Recordation Tax Consideration Any New Mortgage and Tax Transfer Tax Consideration Balance of Existing Mortgage Calculations Other: Less Exemption Amount Total Transfer Tax Other: Recordation Tax Consideration \$ per \$500 Full Cash Value TOTAL DUE 5 Amount of Fees Doc. 1 Doc. 2 Recording Charge Fees Surcharge reviewed Tax Bill: State Recordation Tax State Transfer Tax C.B. Credit: County Transfer Tax Other Ag. Tax/Qther: Other anders and District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG رېخ 05-14-000000 3786/5-84 Description of **□**(5) Subdivision Name Property Block (3b) Sect/AR(3c) Lot (3a) Plat Ref. SqFt/Acreage (4) SDAT requires submission of all Location / Address of Property Being Conveyed (2) applicable information. CO.USU BORNS A maximum of 40 2019 DANSON MILL RO 21152 Other Property Identifiers (if applicable) characters will be Water Meter Account No. indexed in accordance Residential or Non-Residential with the priority cited in Fee Simple or Ground Rent Amount: Real Property Article Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: Section 3-104(g)(3)(i). CO. COSO BORES If Partial Conveyance, List Improvements Conveyed: 7 Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s) ESTATY OF GYUTES DIAN NAST Transferred From Doc. I Owner(s) of Record, if Different from Grantor(s) Doc. 2 Owner(s) of Record, if Different from Grantor(s) Doc. 1 - Grantee(s) Name(s) Transferred Doc. 2 - Grantee(s) Name(s) W. NASH, SR. To New Owner's (Grantee) Mailing Address CEDAR CROVE RO P.COOX 652 M& 21150 SPALAS Doc. 1 - Additional Names to be Indexed (Optional) Other Names Doc. 2 - Additional Names to be Indexed (Optional) to Be Indexed 10 Instrument Submitted By or Contact Person -Return to Contact Person Contact/Mail Name: pour Amy Information Firm: سوران م 1. Per Mary Hold for Pickup Address: マヒコント Phone: 410) 321-584 Return Address Provided IMPORTANT: BOTH THE OBIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Will the property being conveyed be the grantee's principal residence? Assessment

Click here for a plain text ADA compliant screen.



Go Back View Map **New Search**

STR

Account Identifier:

District - 05 Account Number - 2300012237

Owner Information

Owner Name:

NASH CARL W,SR

Use: Principal Residence:

AGRICULTURAL

Mailing Address:

1) /15407/ 398

Deed Reference:

2)

NO

PO BOX 652

16709 CEDAR GROVE RD

SPARKS GLENCO MD 21152-9428

Location & Structure Information

Premises Address BENSON MILL RD

Zoning

Legal Description

10.05 AC

SS BENSON MILL RD

700FT SW CEDAR GROVE RD

Grid Map **Parcel Sub District** Subdivision Section Block Lot Group Plat No: 347 81 Plat Ref:

Special Tax Areas

Town

Ad Valorem **Tax Class**

Primary Structure Built County Use Enclosed Area Property Land Area 0000 10.05 AC 05 **Stories Basement Exterior** Type

Value Information

Base Phase-in Assessments Value Value As Of As Of As Of PREFERENTIAL LAND VALUE 01/01/2002 07/01/2002 07/01/2003 INCLUDED IN LAND VALUE Land: 3,640 3,640 Improvements:

Total: 3,640 3,640 3,640 3,640 Preferential Land: 3,640 3,640 3,640 3,640

Transfer Information

Seller: NASH GEORGE ALAN 07/25/2001 Date: Price: \$0 NOT ARMS-LENGTH Type: **Deed1:** /15407/ 398 Deed2: Seller: Date: Price: Type: Deed1: Deed2: Seller: Date: Price:

Type:

Exemption Information

Deed1:

Partial Exempt Assessments Class 07/01/2002 07/01/2003 County 000 State 000 Municipal 000

Tax Exempt: **Exempt Class:**

NO

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Deed2:

PETITIONER'S **EXHIBIT**

THIS DEED, Made this ______ day of ______

the year two thousand one, by and between SANDRA M. NASH, Personal Representative of the Estate of GEORGE ALAN NASH, party of the first part, Grantor, and ROBERT E. NASH, of Baltimore County, State of Maryland, party of the second part, Grantee.

WHEREAS, GEORGE ALAN NASH, died on November 24, 2000 in Baltimore County, State of Maryland, and did pursuant to his Last Will and Testament, appoint SANDRA M. NASH, as Personal Representative of his Last Will and Testament, and having been duly appointed by the Orphans' Court for Baltimore County as Personal Representative on December 5, 2000 under Estate No. 114142, and acting in such capacity, does grant and convey as Personal Representative of the Estate of GEORGE ALAN NASH, FOR NO CONSIDERATION, to ROBERT E. NASH, his heirs, personal representatives and assigns forever, in fee simple, all of that lot or tract of ground situate on the Southwest side of Cedar Grove Road and the Southeast side of Benson Mill Road, in the Fifth Election District of Baltimore County, Maryland, and described as follows:

LAW OFFICES OF HENRY W. STEWART, P.A. TOWSON, MD 21204

BEGINNING for the same at an iron pin set at the end of the North 68 1/2 degrees East 96.4 perch line of a tract of land conveyed unto ANNABELLE MERRYMAN NASH by deed dated November 30, 1960 and recorded among the Land Records for,

Agricultural Transfer Tax Not Applicable - Letter of Intent Signature_

Baltimore County in Liber 3786, folio 584, said pin also being at the beginning of the South 68 degrees West 140 perch line, Parcel One "A" of a tract of land conveyed unto COLD BOTTOM FARMS, INC. by deed dated December 31, 1998 and recorded among the aforesaid Land Records in Liber 13582, folio 291, running thence on a portion of said line South 73 degrees 47'18" West 390.03 feet to an iron pin set, said pin being distant North 73 degrees 47'18" East 722.41 feet from a stone found at the end of the North 71 degrees 35' East 29.4 perch line of the Saving and Excepting Parcel of the aforesaid NASH conveyance; thence with the following line of division now made, North 12 degrees 08'41" West 1285.32 feet to a pin set; continuing thence North 12 degrees 08'41" West 25.00 feet to a point in or near the center of Benson Mill Road, said point being at the end of the South 53 1/2 degrees West 30 perch line of the aforesaid NASH conveyance; thence with said Road, reversely on said line North 54 degrees 53'50" East 526.18 feet to a point at the centerline intersection of Benson Mill Road and Cedar Grove Road; thence with Cedar Grove Road South 28 degrees 14'57" East 205.44 feet to an iron pipe found at the beginning of the South 04 degrees 16' East 213.00 foot line, Parcel Two of a tract of land conveyed unto MICHAEL LEE THOMAS, ET AL by deed dated April 29, 1997 and recorded among the aforesaid Land Records in Liber 12235, folio 605, said pipe being on the Southwest side of Cedar Grove Road; thence with said THOMAS outline, leaving said Road, South 04 degrees 45'45" East 242.63 feet to an iron pipe found; thence with said THOMAS OUTLINE South 05 degrees 33'22" East 1056.88 feet to the place of beginning. Containing 15.050 acres of land, more or less.

BEING a portion of all that tract of land conveyed unto ANNABELLE MERRYMAN NASH by deed dated November 30, 1960 and recorded among the Land Records for Baltimore County in Liber 3786, folio 584.

TOGETHER, with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

LAW OFFICES OF
HENRY W. STEWART, P.A.
209 COURTLAND AVE.
TOWSON, MD 21204

the same to the second the property of the second property and the second secon

and premises above described and mentioned, and hereby intended to be conveyed, together with the rights privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of ROBERT E. NASH, his heirs, personal representatives and assigns, forever in fee simple.

AND the said party of the first part does hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed and that she will warrant specially the property hereby granted, and that she will execute such further assurances of the same as may be requisite.

No title search has been requested and the information provided in this Deed has been furnished solely on the information provided from the prior Deed.

Witness the hand and seal of the said Grantor.
TEST:

SANDRA M. NASH

Personal Representative

of the Estate of GEORGE ALAN NASH

LAW OFFICES OF
HENRY W. STEWART, P.A.
200 COURTLAND AVE.
TOWSON, MD 21204

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

As Witness my hand and Notarial Seal.

Notary Public

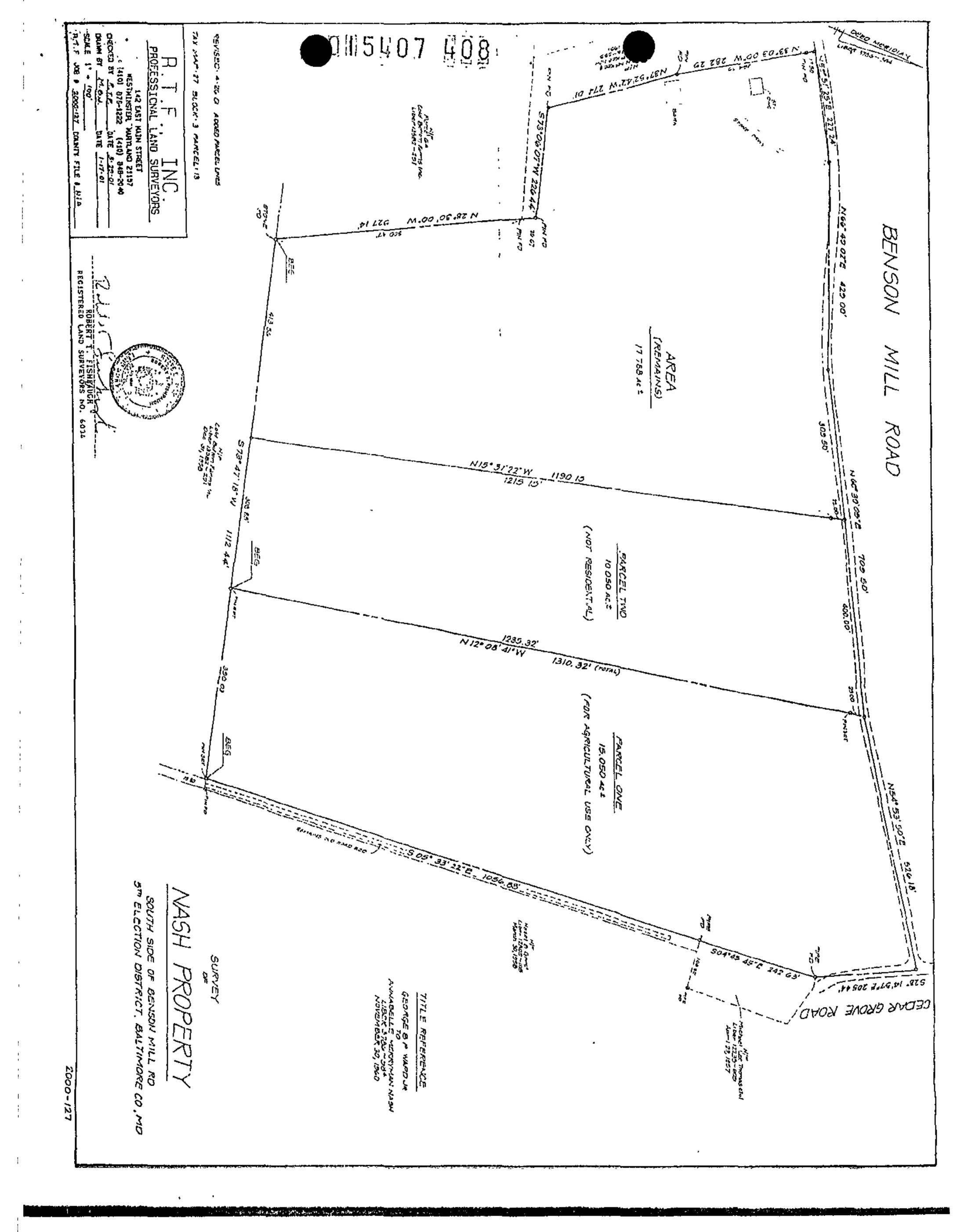
My Commission Expires:

I DO HEREBY CERTIFY, that the above Deed was prepared by the undersigned Maryland attorney.

HENRY WASTEWART

LAW OFFICES OF
HENRY W. SYEWART, P.A.
200 COURTLAND AVE.
TOWSON, MD 21204

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	te of Maryland Land	INS FD SURE \$ 5.00 REFORDING FEE 29.00			
Daiti Info	more City . D'Cour	Ity: State Office State Demant	mont of	TOTAL 25.00	
	Assessments and Taxation, a	and County Finance Office only.	<u> </u>	Now# BA64 Ropt # 89664	
	(Type or Print in Black Ink Or	nly - All Copies Must Be Legit	ole)	St2 ID Blk \$ 2841	
1 Type(s) of Instruments	(Deed Box if Addendum Mort	······································		11 25, 2001 02:19 FB	
	Deed of Trust Leas	tgage Other	Other	S	
2 Conveyance Type		nproved Sale Multiple Acc	ounts Not an Arms	 8	
Check Box		s-Length [2] Arms-Length	—	(4)	
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Cite or Explain Authority	County Transfer 77	SFIN ONF LAST	I will 1 500	TMMINT	
4	·	ion Amount	Fina	nnce Office Use Only	
Consideration	Purchase Price/Consideration	\$	1 	Recordation Tax Consideration	
and Tax	Any New Mortgage	<u>\$</u>	Transfer Tax Consider	ration \$	
Calculations	Balance of Existing Mortgage Other	4	X ()%	= \$	
		•	Less Exemption Amor	unt 5 \$	
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	Full Cash Value	18 0	TOTAL DUE	\$	
5	Amount of Fees	Doc. 1	Doc. 2	Agenta	
Fees	Recording Charge	<u> </u>	\$		
^	Surcharge	3	\$	Tax Billi	
سلم صارره براه	State Recordation Tax	· \$	\$		
SDAT	State Transfer Tax County Transfer Tax	\$	\$	C.B Credit:	
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6	District Property Tax ID	No. (1) Grantor Liber/Folio	Мар	Parcel No. Var. LOG	
Description of	05- 105-14-00	0050 3786/584		[](5)	
Property	Subdivision Na	ame Lot (3a)	Block (3b) Sect/AR(3c)	Plat Ref. SqFt/Acreage (4)	
SDAT requires	+=^L				
submission of all applicable information.		Location / Address of Pro		· · · · · · · · · · · · · · · · · · ·	
A maximum of 40			Dansan mi		
characters will be		operty Identifiers (if applicable	2)	Water Meter Account No.	
indexed in accordance with the priority cited in	las a la l	ential Fee Simple or G	round Pont [] Ame	ount;	
, , , , , , , , , , , , , , , , , , , ,		No Description/Amt. of Sq			
Section 3-104(g)(3)(i).	······································	15.050 BORNS		· · · · · · · · · · · · · · · · · · ·	
	If Partial Conveyance, List Im				
7	Doc. 1 - Grant	lor(s) Name(s)		- Grantor(s) Name(s)	
Transferred	ESTATI OF C	- POICE AIAN NASI	4		
From	Due 1 Owner (2) of December 1	10.11.00			
}	Doc. I Owner(s) of Record,	if Different from Grantor(s)	Doc. 2 Owner(s) of 1	Record, if Different from Grantor(s)	
8 -	Doc 1 - Grant	ce(s) Name(s)	Dan 1	Cranton(a) Nome(a)	
Transferred To		- L= NOSH	7,0C, Z	- Grantee(s) Name(s)	
10				<u> </u>	
	New Owner's (Grantee) Mailing Address				
[· · · · · · · · · · · · · · · · · · ·	Caldar CROVE		X552 SWINGS MODILS 2	
Other Names	Doc. 1 - Additional Names	s to be Indexed (Optional)	Doc. 2 - Additiona	l Names to be Indexed (Optional)	
to Be Indexed		· · · · · · · · · · · · · · · · · · ·		······································	
10	Instrumer	nt Submitted By or Contact Per	SOP	Return to Contact Person	
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Information	Firm: Hold for Pickup				
ĺ	Address: 200 (Court) mod 4-EL				
	1 2 x 1/	1 hono: (-1/0		Return Address Provided	
				ACCOMPANY EACH TRANSFER	
1 (2) (4) 3(3)	Assessment Yes	No Will the property being co	inveyed be the grantee'.	s principal residence?	
	Information	No Does transfer include perso	onai proporty? If yes, ide	entity:	

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search**

STR

Account Identifier:

District - 05 Account Number - 2300012238

Owner Information

Owner Name:

NASH ROBERT E

Use: Principal Residence: **AGRICULTURAL**

Deed Reference:

1) /15407/ 404

2)

NO

Mailing Address:

PO BOX 552

16549 CEDAR GROVE RD

SPARKS GLENCO MD 21152-9432

Location & Structure Information

Premises Address BENSON MILL RD

Zoning

Legal Description

15.050 AC

SS BENSON MILL RD COR OF CEDAR GROVE RD

Plat No: **Subdivision** Section Block Lot Group **Sub District** Grid Map **Parcel** Plat Ref: 81 27 346

Special Tax Areas

Town Ad Valorem **Tax Class**

Property Land Area County Use Primary Structure Built Enclosed Area 15.05 AC 05 0000 **Exterior** Type **Stories Basement**

Value Information

Phase-in Assessments Base Value Value As Of As Of As Of PREFERENTIAL LAND VALUE 01/01/2002 07/01/2003 07/01/2002 INCLUDED IN LAND VALUE 5,450 5,450 Land: **Improvements:** 5,450 5,450 5,450 5,450 Total: 5,450 5,450 Preferential Land: 5,450 5,450

Transfer Information

07/25/2001 Price: \$0 Date: Seller: NASH GEORGE ALAN Deed1: /15407/ 404 Deed2: NOT ARMS-LENGTH Type: Price: Seller: Date: Deed2: Deed1: Type: Price: Seller: Date: Deed1: Deed2: Type:

Exemption Information

07/01/2002 07/01/2003 **Partial Exempt Assessments** Class 000 County 000 State 000 Municipal

Tax Exempt: **Exempt Class:** NQ

Special Tax Recapture: AGRICULTURAL TRANSFER TAX 2101 Benson Mill Road Sparks, Maryland 21152 RECEIVED

MAR 6 2003

ZONING COMMISSIONER

March , 2003

Lawrence E. Schmidt, Zoning Commissioner for Baltimore County Baltimore County Courts Building 401 Bosley Avenue, Suite 405 Towson, Maryland 21204

RE: Carl Nash Property - Benson Mill Road

Petition for Special Hearing

Dear Mr. Schmidt:

We are property owners in the area of the Nash Property which is being considered in the above-referenced Special Hearing. Our property is one of the parcels conveyed by the prior owner, George A. Nash, either directly or in accordance with his Last Will and Testament.

We understand that Carl Nash is seeking the zoning approval necessary for him to obtain a building permit. We have no objection to the relief sought by the Special Hearing so that he may obtain the requested building permit.

Thank you for the opportunity to comment.

Sincerely,

David/H McKee

Carol F. McKee

c: Howard L. Alderman, Jr., Esquire

Pet Ex 11A

Carol F. Meles

A14

16007 Baconsfield Lane Monkton, Maryland 21111

RECEIVED

MAR 1 7 2003

March , 2003

ZONING COMMISSIONER

Lawrence E. Schmidt, Zoning Commissioner for Baltimore County Baltimore County Courts Building 401 Bosley Avenue, Suite 405 Towson, Maryland 21204

RE: Carl Nash Property - Benson Mill Road

Petition for Special Hearing 18 417 5PM

Dear Mr. Schmidt:

c:

We are property owners in the area of the Nash Property which is being considered in the above-referenced Special Hearing. Our property is one of the parcels conveyed by the prior owner, George A. Nash, either directly or in accordance with his Last Will and Testament.

We understand that Carl Nash is seeking the zoning approval necessary for him to obtain a building permit. Our property is presently improved with an old, single family dwelling which we hope to replace with a new dwelling in the future. As the request by Carl Nash will have no impact on my/our ability to remove the existing dwelling on our property and replace it with a new one, we have no objection to the relief sought by the Special Hearing so that he may obtain the requested building permit.

Thank you for the opportunity to comment.

Sincerely,

Todd A. Harman

Vandy F. Harman

Howard L. Alderman, Jr., Esquire

Pet EX 11B

